

HUD Survey Instructions and Report for Insured Multifamily Projects

U.S. Department of Housing
and Urban Development
Office of Housing
Federal Housing Commissioner

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Public reporting burden for this collection of information is estimated to average 0.5 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2502-0010), Washington, D.C. 20503. Do not send this completed form to either of the above addressees.

This survey is to be used in a loan transaction for which the U.S. Department of Housing and Urban Development (HUD) is to insure a multifamily project mortgage.

Its uses will include:

- ☒ Land title recordation (all cases).
- ☐ Site grading plan preparation (item 1 below).
- ☐ Plot plan design/redesign (item 2 below).

Special Project Features:

- ☐ Care Facility,
- ☐ Condo/Air-rights, and/or
- ☐ Other: (Specify)

Standards of Performance: In every instance the survey and map(s) and/or plat(s) must be made in accordance with the requirements for an "Urban Survey" and in compliance with the:

- Current minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys as adopted by the American Land Title Association and American Congress on Surveying and Mapping;
- Table A, Optional Survey Responsibilities and Specifications, thereof, items 1 through 4 and 7 through 16 except for subitems 7b and 7c;
- and the following requirements, items as applicable:
 - 1. Site Grading Involved:** Comply with table A, item 5. Contours may not exceed 1-foot vertical intervals, except that 2-foot and 5-foot vertical intervals may be used where the mean site gradient exceeds 5 percent and 10 percent respectively. Where curbs and/or gutters exist, show top of curb and flow line elevations.
 - 2. Plot Plan Design/Redesign Involved:** Comply with Table A, Item 6.
 - 3. Condominium Involved:** The surveyor must provide a survey made in accordance with any applicable jurisdictional requirements or, in the absence of such requirements, professionally recognized standards.
 - 4. Flood Hazard Involved:** Where any portion of the site is subject to flood hazard, show the 100 year return frequency flood hazard elevation and flood zone for all projects plus the 500 year return frequency flood hazard elevation and flood zone for care facility projects. For existing projects show the site elevation at the entrances and lowest habitable finish floor for each primary building. Take return frequency flood hazard elevations from the applicable Federal Flood Insurance Rate Map. Where such is not available, take the elevations from available State or local equivalent data, or when not available, work in conjunction with owner's engineer.
 - 5. Blanket Easement Involved.** Show on the map/plat the location of any facility that is located within or traverses the property under provisions of a blanket easement.

Additional Owner Requirements: The following requirements are not intended to void any other part of this instruction.

Owner's Representative / Contact:

Name: _____

Address: _____

Phone: _____

- **Surveyor's Report:** A current Surveyor's Report (not more than 30 days old) must be included with the survey map(s)/plat(s) submitted to HUD for: project design review, construction contract document sets, as required during construction, upon project completion; and with the map(s)/plat(s) used at initial and final closing.

- **Certification:** The survey map/plat must bear the following certification:

"I hereby certify to the U.S. Department of Housing and Urban Development (HUD), (*Borrower*), (*Sponsor*), (*Lender*), (*Title Insurance Underwriter*), (*Other*), and to their successors and assigns, that:

I made an on the ground survey per record description of the land shown hereon located in (*city or town, county, township, etc.*), on (*date*); and that it and this (these) map(s) was (were) made in accordance with the HUD Survey Instructions and Report, Form HUD-92457, and the requirements for an Urban Survey, as defined in the current "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys."

To the best of my knowledge, belief and information, except as shown hereon: There are no encroachments either way across property lines; title lines and lines of actual possession are the same; and the premises are free of any (subject to a) 100/500 year return frequency flood hazard, and such flood free (flood) condition is shown on the Federal Flood Insurance Rate Map, Community Panel No. (*state, if none*)."



Surveyor's Report

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Instructions: Submit a completed, signed Surveyor's Report with all survey map/plat submissions.
See the Surveyor's Instructions for required map/plat submissions.
Identify pertinent observed and otherwise known conditions on the Surveyor's Report.

I certify that, on _____, 19____, I made a survey of the premises standing in the name of

situated at (city, county, state): _____

known as street numbers _____

and shown on the accompanying survey entitled: _____

I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey, and again,
on _____, 19____, and on such latter inspection, I found said premises to be standing in
the name of: _____.

In my professional opinion, the following information reflects the conditions on the date of the last site inspection, and I further
certify that such conditions(s) are shown on the survey map/plat

dated _____ or has/have been updated thereon under Revision Date _____.

1. Rights of way, old highways or abandoned roads, lanes or driveways, drains, sewer or water pipes over and across said premises:
2. Springs, streams, rivers, ponds or lakes located, bordering on or running through said premises:
3. Cemeteries or family burying grounds located on said premises:
4. Telephone, telegraph or electric power poles, wires or lines located on, over-hanging or crossing said premises:
5. Disputed boundaries or encroachments. (If the buildings, projections or cornices thereof or signs affixed thereto, fences or other indications of occupancy encroach upon adjoining properties or the like encroach upon surveyed premises, specify all such):
6. Any indications of earth moving work, building construction, or building additions within recent months:
7. Building or possession lines. (In case of city or town property specify definitely as to whether or not walls are independent walls or party walls and as to all easements of support or "Beam Rights." In case of country property report specifically how boundary lines are evidenced, that is, whether by fences or otherwise):
8. Indications of recent street or sidewalk construction and/or any change in street lines either completed or proposed by and available from, the controlling jurisdiction:
9. Indications of flood hazard.
10. Indications of site use as a solid waste dump, sump, or sanitary landfill.

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|------------------------|-----------------|-----------|
| Surveyor's Name (type) | License Number: | Signature |
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